



To the Honorable Council
City of Norfolk, Virginia

February 24, 2022

From: George M. Homewood
Director of Planning

Subject: Conditional Use Permit - Tru
Property Solutions, LLC

Reviewed:

Patrick Roberts, Deputy City
Manager

Ward/Superward: 5/6

Approved:

Dr. Larry H. Filer II, City Manager

Item Number: C-4

- I. **Planning Commission Recommendation:** By a vote of **5** to **0**, City Planning Commission recommends **approval** of this application
- II. **Request:** Conditional Use Permit to allow an existing two-bedroom single family detached home to operate as a Short-Term Rental (STR).
- III. **Applicant:** Tru Property Solutions
- IV. **Description:**
 - The site is located on the north side of 1st View Street east of I-64 and west of Tidewater Drive in the Ocean View neighborhood.
 - This site is approximately 5,400 square feet with a two-bedroom single family detached home and driveway.
 - Operating a short-term rental in SF-10 zoning requires a Conditional Use Permit (CUP).
 - The maximum number of overnight guests allowed is four (4), or two to a bedroom.
- V. **Historic Resources Impact:**

The property is not a contributing structure in any Local, National or Federal Historic District.
- VI. **Public Schools Impacts:** N/A

Staff contact: Robert Brennan at (757) 620-5911, Robert.Brennan@Norfolk.gov.

Attachments:

- Proponents and Opponents

- Staff Report to CPC dated February 24, 2022, with attachments
- Ordinance

Proponents

Abbie Dean
9169 W State St, Suite 2006
Boise, ID 83714

Torrie Creamer
8006 Galveston Blvd,
Norfolk, VA, 23505

Opponents

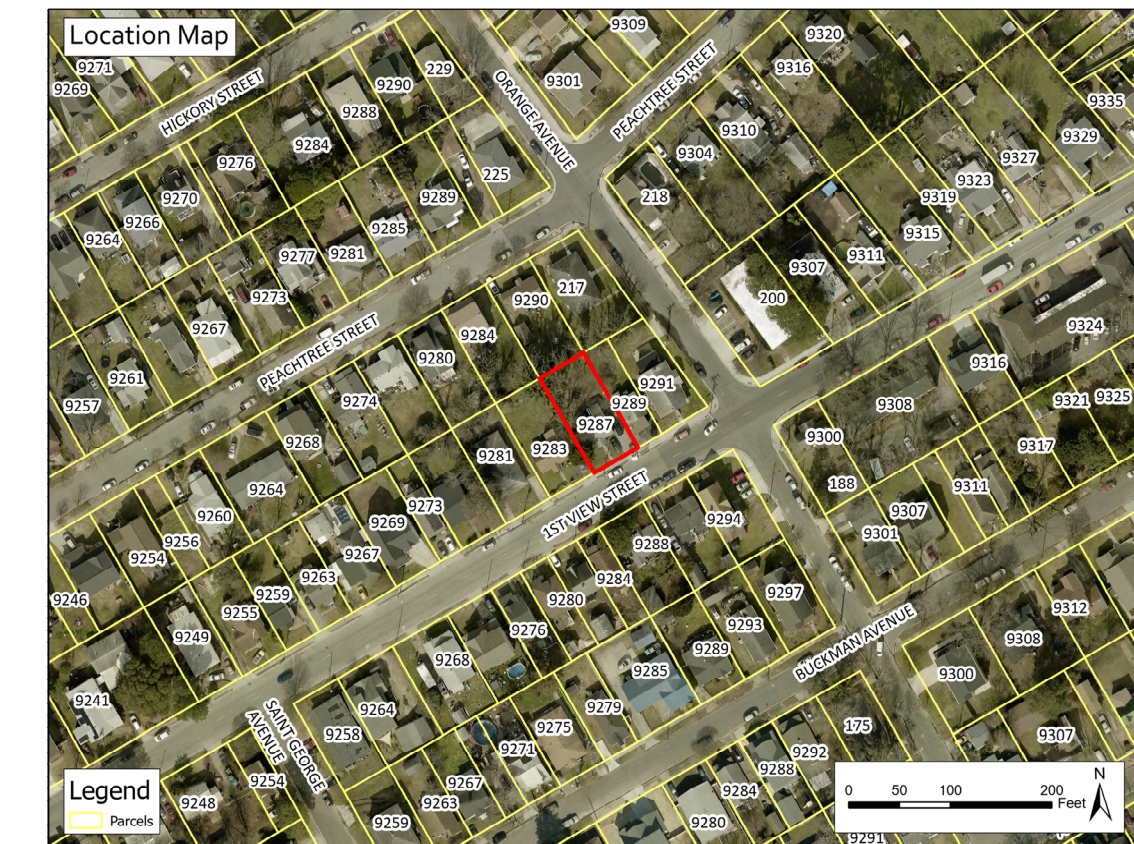
None

City Planning Commission Public Hearing: February 24, 2022

Executive Secretary: George M. Homewood, FAICP, CFM

Staff Planner: Robert Brennan

Staff Report	Item No.	
Address	9287 1 st View Street	
Applicant	Tru Property Solutions	
Request	Conditional Use Permit	Short Term Rental (Vacation Rental)
Zoning	SF-10 (Single-Family 10 – Suburban)	
Neighborhood	Ocean View	
Surrounding Area	North	SF-10: Single-family home, Duplexes
	East	SF-10: Single-family home, Duplex, Apartment
	South	SF-10: Single-family home, Duplex, Fourplex
	West	SF-10: Single-family homes
Staff Recommendation	Approval subject to conditions	



A. Executive Summary

- The site is located on the north side of 1st View Street east of I-64 and west of Tidewater Drive in the Ocean View neighborhood.
- The request is for a Conditional Use Permit to allow an existing two-bedroom single family detached home to operate as a Short-Term Rental (STR).
- Given that the application complies with the requirements of the *Zoning Ordinance* and does not conflict with the objectives of *plaNorfolk2030*, staff recommends **approval**.

B. Plan Consistency

plaNorfolk2030 designates this property as Single-Family – Traditional which addresses building form and layout. The use of properties for STRs within specific single family residential districts is not addressed.

C. Zoning Analysis

i. General

- This site is approximately 5,400 square feet with a two-bedroom single family detached home and driveway.
- Operating a short-term rental in SF-10 zoning requires a Conditional Use Permit (CUP).
- The maximum number of overnight guests allowed is four (4), or two to a bedroom.

ii. Impact to Neighborhood

- Trash, noise, and parking are the most frequent complaints staff receives regarding STRs. To address these issues, the following are standard CUP conditions:
 - *Trash*: The property owner will be required to hire a private waste removal service to promptly remove trash generated by guests during short-term rental stays and never more than 36 hours after the last guest has checked out. The conceptual site plan shows that the trash bins will be enclosed along the property's east side fence.
 - *Parking*: Two parking spaces are required, and the applicant will have to lengthen the driveway to accommodate a second parking space.
 - *Noise*: Interior decibel meters will be installed in the common areas of each unit.
 - *Security*: Two exterior security camera shall be installed, one facing the front yard and one facing the rear yard.
 - *Management*: The property owner will be immediately available to address any issues occurring on the site. The operator must conspicuously post a sign on the interior of each rental unit and the exterior of the property informing guests and neighbors of the name and phone number of an emergency contact person as well as the phone number of the City's 24-hour call center.
 - All STRs carry an expiration of two years. The applicant would need to reapply to continue to operate as a STR.

iii. Lotting Analysis

- An analysis of 117 nearby properties was conducted to determine the predominant housing pattern for the neighborhood.

Block	Vacant	Single-Family	Duplex	Multi-family
1 st View Street	2	43	6	8
Peachtree Street	4	19	4	0
Maple Ave	0	5	0	1
Buckman Avenue	4	12	1	3
Orange Avenue	0	1	3	1
Total	10	80	13	13

- 68% of the properties are Single-Family Homes.
- Converting a two-bedroom single-family home to a STR should not negatively impact the neighborhood.
- There are approximately 11 registered by-right STRs within a one-mile radius of 9287 1st View Street, though most of these are concentrated along W. Ocean View Avenue to the north of the subject property and are in the other zoning districts that allow STRs by registration only.

iv. Performance Standards

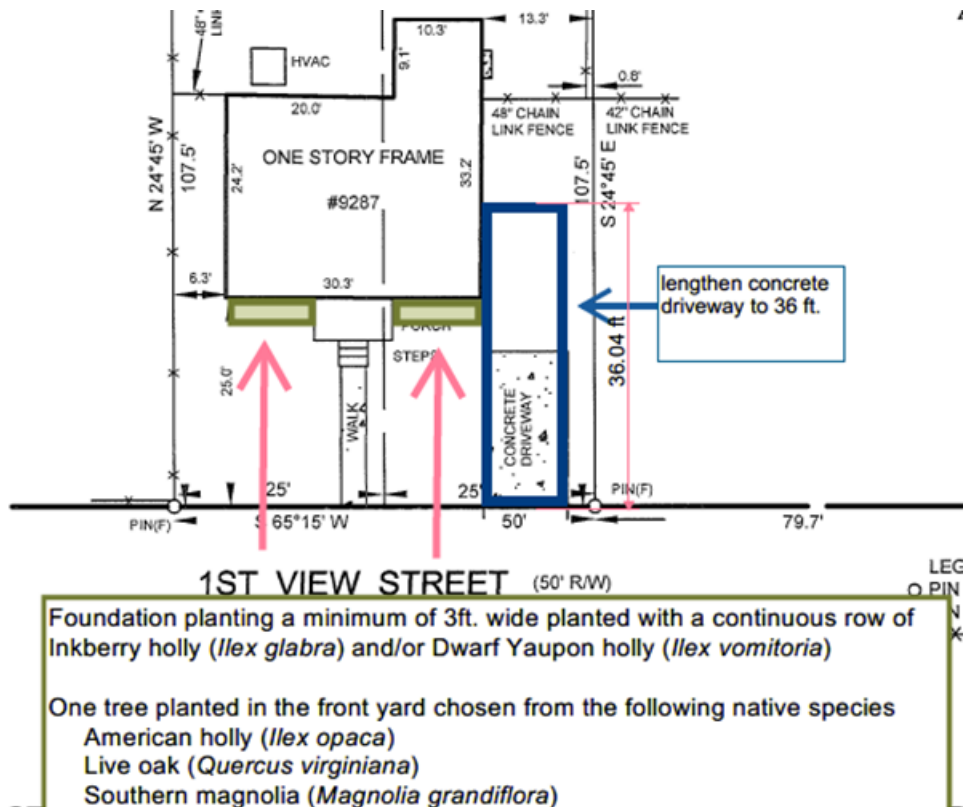
Short-Term Rental Unit, Vacation Rental – The provision of a dwelling unit, or any portion thereof, for rent to a guest for a minimum of one night but fewer than 30 consecutive nights when in the Coastal Character District and all owners of the property have their primary residence elsewhere.

- No rental activity may commence unless the operator has obtained a Zoning Certificate (see *Zoning Ordinance* Section 2.4.14) and a business license.
- The use shall only be conducted in spaces constructed in compliance with the Virginia Uniform Statewide Building Code requirements for residential occupancy in place at the time of construction.
- The maximum term of any zoning certificate issued for the use shall be two years unless a shorter period is established as part of the Conditional Use Permit process.
- The maximum guest occupancy is two (2) persons to a bedroom; a total of no more than four (4) guests staying in no more than two (2) bedrooms.
- The operator of the vacation rental remains liable for all taxes that may be owed.
- Every STR unit (vacation rental) shall be made available to guests exclusively through one or more online booking platforms that provide, at minimum, listing services throughout all of the United States. If the operator elects to list the property on more than one such platform, then the listing on each platform shall be identical with respect to the type of short-term rental being offered, the number of rooms available, the number of guests that may be hosted, and the areas of the property available to guests.
- The operator shall conspicuously post a sign on the interior of each rental unit and the exterior of the property informing guests and neighbors of the name and phone

number of an emergency contact person as well as the phone number of the City's 24-hour call center.

v. Development Standards

- **Site Improvements:** The applicant will be required to make the following improvements to the site:
 - Extend the existing driveway to 36 feet.
 - A minimum 3-foot-wide foundation planting of Inkberry holly (*Ilex glabra*) and/or Dwarf Yaupon holly (*Ilex vomitoria*) shall be installed.
 - One tree planted in the front yard chosen from the following native species:
 - American holly (*Ilex opaca*)
 - Live oak (*Quercus virginiana*)
 - Southern magnolia (*Magnolia grandiflora*)



- **Parking:**
 - Short-Term Rentals located in the Suburban Character District are required to provide one off-street parking space for each bedroom.
 - Two spots are required, and two spaces will be provided once the existing driveway is lengthened.
- **Tree Canopy:**

- There is an existing tree on the northwest corner of the property that counts towards the required 15% tree canopy coverage of the *Zoning Ordinance*.
- The additional tree planted as part of the site improvements will provide additional tree canopy coverage.

vi. Flood Zone

The site is located in the X (Low to Moderate) flood zone.

D. Mobility Analysis

The site is located within ¼ of a mile of a Hampton Roads Transit Bus Stop on 1st View Street.

E. Historic Resources Impacts

The site is not located within a federal, state, or local historic district.

F. Payment of Taxes

The owner of the property is current on all taxes.

G. Civic League

- The Ocean View Civic League is not meeting at this time due to COVID-19.
- The applicant hosted their own neighborhood meeting on December 27th but did not have any attendees.
- Staff received three letters of support with this application: two from nearby property owners and one from Sarah Martin, Major Gifts Officer at Old Dominion University.
- The application also obtained a list of signatures of people who support the application.
- This property is located within 3,000 feet of Naval Base Norfolk. The Community Plans Liaison Officer does not expect opposition from the installation.

H. Communication Outreach/Notification

- Legal notification was placed in The Virginian-Pilot on February 10 and February 17.
- Letters were mailed to all property owners within 300 feet of the property on February 9.

I. Recommendations

The proposed use complies with the standards required by the *Zoning Ordinance* and does not conflict with *plaNorfolk2030*. Staff recommends **approval** subject to the conditions listed below:

- a) The operation of the principal use of Short-Term Rental Unit (Vacation Rental) must be conducted in accordance with the applicable performance standards that are set forth in section 4.2 of the Norfolk Zoning Ordinance.
- b) No use of the property as a Short-Term Rental Unit (Vacation Rental) shall be permitted until a business license has been issued for the property. No business license shall be

issued until all the following information and documentation has been provided to the City for the subject property and the physical improvements have been made:

1. The operator shall conspicuously post on the interior and the exterior of the property a sign informing guests and neighbors of the name and phone number of an emergency contact person as well as the phone number of the City's 24-hour call center.
 2. Proof that a fire inspection of the property has been completed and any recommended safety improvements or restrictions have been implemented for all units.
 3. Inspection of the property by the City in order to verify any aspect of the application for this Conditional Use Permit.
 4. Proof of liability insurance covering accidental injury to a guest on the property up to a maximum cost not less than \$300,000.
 5. The existing driveway shall be extended to 36 feet.
 6. A minimum 3-foot-wide foundation planting of Inkberry holly (*Ilex glabra*) and/or Dwarf Yaupon holly (*Ilex vomitoria*) shall be installed on site.
 7. One tree shall be planted in the front yard chosen from the following native species:
 - American holly (*Ilex opaca*)
 - Live oak (*Quercus virginiana*)
 - Southern magnolia (*Magnolia grandiflora*)
 8. The property's trash bins shall be shielded from public view; they shall either be stored out of sight or enclosed with a solid fence at least four feet high.
 9. Two exterior security cameras, one facing the front yard and one facing the backyard, shall be maintained at all times the property is rented. Recordings shall be stored for 30 days after a stay and be made available to city staff upon request.
 10. The applicant shall install an interior decibel meter in the main congregation areas of the home.
 11. The applicant shall use remote entry for all guests and shall change the access code between guest stays.
 12. The property shall be monitored at all times the building is rented. The designated emergency contact person must be able to appear on site within 20 minutes to address reported violations or complaints.
- c) The property owner shall ensure that the site is always free of debris and trash and shall hire a private solid waste removal service to promptly remove trash generated by guests during short-term rental stays and never more than 36 hours after the last guest has checked out.
- d) The operator shall make the property available for inspection upon reasonable advance notice given to the named emergency contact person by any law enforcement officer at any time between 7:00 a.m. and 11:00 p.m., seven days a week.

- e) The operator shall maintain records of all stays, including names of each guest, dates of stays, and lengths of stays for each short-term rental of the property.
- f) For the property authorized by this Conditional Use Permit, the operator shall obtain and maintain a current, active business license for the property at all times while in operation.
- g) The house must be rented by only one party at a time. No more than two (2) bedrooms shall be made available for guests and no more than four (4) sleeping guests are permitted to stay on the property at any one time.
- h) The operator shall not allow boarders.
- i) The operator and owner shall remain current on all transient occupancy taxes, business personal property taxes, and other local taxes which may become due while the property is being offered for short-term rental.
- j) The operator shall maintain the building and grounds in a safe and serviceable condition at all times. Landscaping on the property shall be tended and maintained in a healthy growing condition, kept free of trash and debris, and replaced when necessary.
- k) There shall be no parking on any unimproved surface.
- l) This Conditional Use Permit shall automatically expire two (2) years from the effective date of this ordinance. Prior to the expiration date, but no sooner than 18 months from the effective date of this ordinance, the property owner or manager may begin the application process for a new conditional use permit.

Attachments:

Conditional Use Permit Review Standards

Overview map

Location map

Zoning map

Short Term Rental proximity map

Application

Notification list of all property owners within 300 feet of the site

Email from Navy

2.4.8.C. CONDITIONAL USE PERMIT REVIEW STANDARDS

A Conditional Use Permit may be approved if the applicant demonstrates that the proposed conditional use:

- 1)** Is consistent with the purposes, goals and policies of the comprehensive plan and other applicable city-adopted plans;
- 2)** Complies with all applicable zoning district-specific standards in Article 3. Zoning Districts;
- 3)** Complies with all applicable use-specific standards in Article 4. Performance Standards;
- 4)** Complies with all applicable development and design standards in Article 5. Development Standards;
- 5)** Complies with all relevant subdivision and infrastructure standards in Chapter 42.5 of City Code;
- 6)** Is appropriate for its location and is compatible with the general character of surrounding lands and the types, scale, and intensity of uses allowed in the zoning district where proposed;
- 7)** Adequately screens, buffers, or otherwise minimizes adverse visual impacts on adjacent lands;
- 8)** Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, night-time activity, and other site elements;
- 9)** Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;
- 10)** Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- 11)** Is served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- 12)** Maintains adequate parking, loading and other necessary facilities to serve the proposed use;
- 13)** Will not substantially diminish or impair the value of the land within the neighborhood in which it is located.
- 14)** Will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various Conditional Use Permits of all types on the immediate neighborhood and the effect of the proposed type of Conditional Use Permit on the city as a whole;
- 15)** Complies with all other relevant city, state and federal laws and standards; and
- 16)** Is required by the public necessity, convenience, general welfare, or good zoning practice.

Form and Correctness Approved: *BAP*

Contents Approved:



By: _____
Office of the City Attorney



By: _____
DEPT. Planning

NORFOLK, VIRGINIA

Ordinance No.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO
AUTHORIZE A SHORT-TERM RENTAL UNIT (VACATION RENTAL)
ON PROPERTY LOCATED AT 9287 1ST VIEW STREET.

- - -

Section 1:- That a conditional use permit is hereby granted authorizing the operation of a Short-term Rental Unit (Vacation Rental) in a single-family dwelling unit located at 9287 1st View Street.

Section 2:- That the full extent of the property or properties where the permit or permits described above are hereby made effective, upon the date set forth below, is described as follows:

Property fronts 50 feet, more or less, along the northern line of 1st View Street beginning 102 feet, more or less, from the western line of Orange Avenue and extending westwardly; premises numbered 9287 1st View Street.

Section 3:- That the conditional use permit or permits granted herein shall be subject to all of the general conditions set forth in section 2.4.8.D of the Norfolk Zoning Ordinance and all of the following additional conditions, requirements, and limitations:

- (a) The operation of the principal use of a Short-Term Rental Unit (Vacation Rental) must be conducted in accordance with the applicable performance standards that are set forth in section 4.2 of the Norfolk Zoning Ordinance.
- (b) The applicant shall provide all of the following information and documentation to the City for the subject property and the following improvements shall be fully implemented on the site:

- (1) The name and phone number of a person able to be on site within 20 minutes to be contacted at any time to address emergencies or complaints about activity at the property.
- (2) The operator shall conspicuously post on the interior and the exterior of the property a sign informing guests and neighbors of the name and phone number of an emergency contact person as well as the phone number of the City's 24-hour call center for code violation complaints.
- (3) Proof that a fire inspection of the property has been completed and any recommended safety improvements or restrictions have been implemented for all units.
- (4) Inspection of the property by the City in order to verify any aspect of the application for this Conditional Use Permit.
- (5) Proof of liability insurance covering accidental injury to a guest on the property up to a maximum cost not less than \$300,000.
- (6) Interior decibel meters shall be installed in each unit's main congregation rooms.
- (7) The existing driveway shall be extended to 36 feet in depth, measured from the property line along 1st View Street and extending northwardly.
- (8) A foundation planting area not less than three (3) feet in depth shall be installed along all portions of the front façade of the house, except in front of the porch, and shall be planted with Inkberry holly (*Ilex glabra*), Dwarf Yaupon holly (*Ilex vomitoria*), or any combination thereof.
- (9) One tree shall be planted in the front yard limited to the following native species:
 - (A) American holly (*Ilex opaca*)
 - (B) Live oak (*Quercus virginiana*)

(C) Southern magnolia (*Magnolia grandiflora*)

- (c) The property owner shall provide an opaque enclosure at least four (4) feet in height to conceal all trash receptacles from the public right-of-way.
- (d) Two exterior security cameras, one facing the front yard and one facing the backyard, shall be maintained at all times the property is rented. Recordings shall be stored for 30 days after a stay and be made available to city staff upon request.
- (e) The applicant shall use remote entry for all guests and shall change the access code between stays.
- (f) No fewer than two (2) off-street parking spaces shall be provided.
- (g) The property owner shall ensure that the site is kept free of debris and trash at all times and shall hire a private solid waste removal service to promptly remove trash generated by guests during short-term rental stays. No trash shall remain in the waste containers on premises for more than 36 hours.
- (h) The operator shall make the property available for inspection upon reasonable advance notice given to the named emergency contact person by any law enforcement officer at any time between 7:00 a.m. and 11:00 p.m., seven days a week.
- (i) The operator shall maintain records of all stays, including names of each guest, dates of stays, and lengths of stays for each short-term rental of the property.
- (j) Each unit must be rented by only one party at a time. No more than two (2) bedrooms shall be made available for guests and no more than four (4) sleeping guests are permitted to stay on the property at any one time.
- (k) The operator shall not allow boarders.

- (l) The operator shall inform every guest, promptly upon booking a stay, that parking on any unimproved surface is not permitted.
- (m) The operator and owner shall remain current on all transient occupancy taxes, business personal property taxes, and other local taxes which may become due while each property is being offered for short-term rentals.
- (n) The operator shall maintain the building and grounds in a safe and serviceable condition at all times. All landscaped areas shall be kept free of litter and debris at all times and the vegetative materials shall be tended in a healthy growing condition and replaced as necessary.
- (o) This Conditional Use Permit shall automatically expire two (2) years from the effective date of this ordinance. Prior to the expiration date, but no sooner than 18 months from the effective date of this ordinance, the property owner or manager may begin the application process for a new conditional use permit.

Section 4:- That the City Council hereby determines that the conditional use permit or permits granted herein comply with each of the standards set forth in section 2.4.8.C of the Norfolk Zoning Ordinance.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

Overview Map



TRU PROPERTY SOLUTIONS, LLC



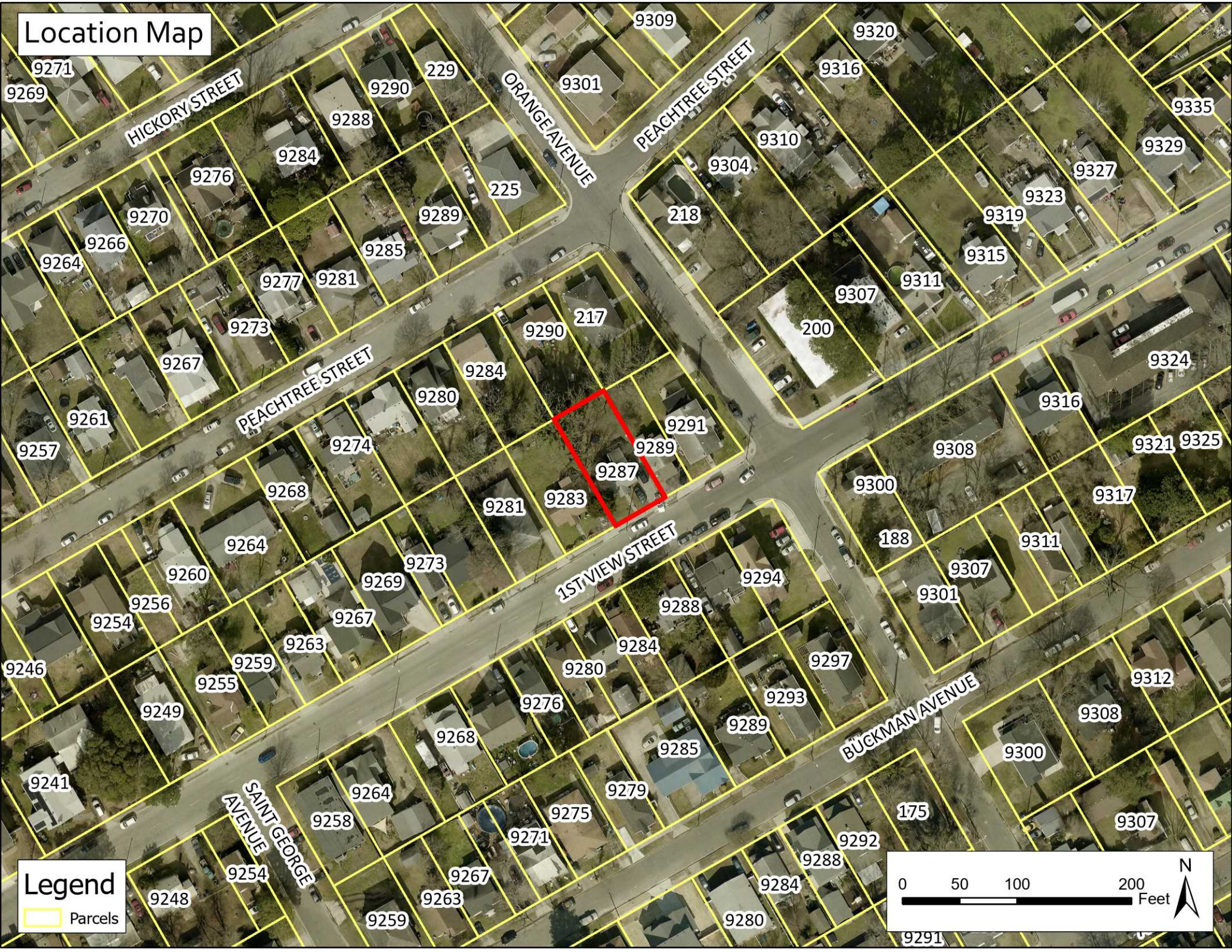
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Parcels

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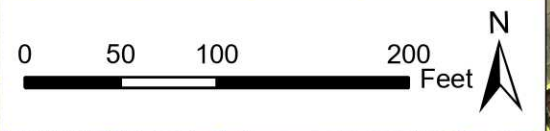


Location Map

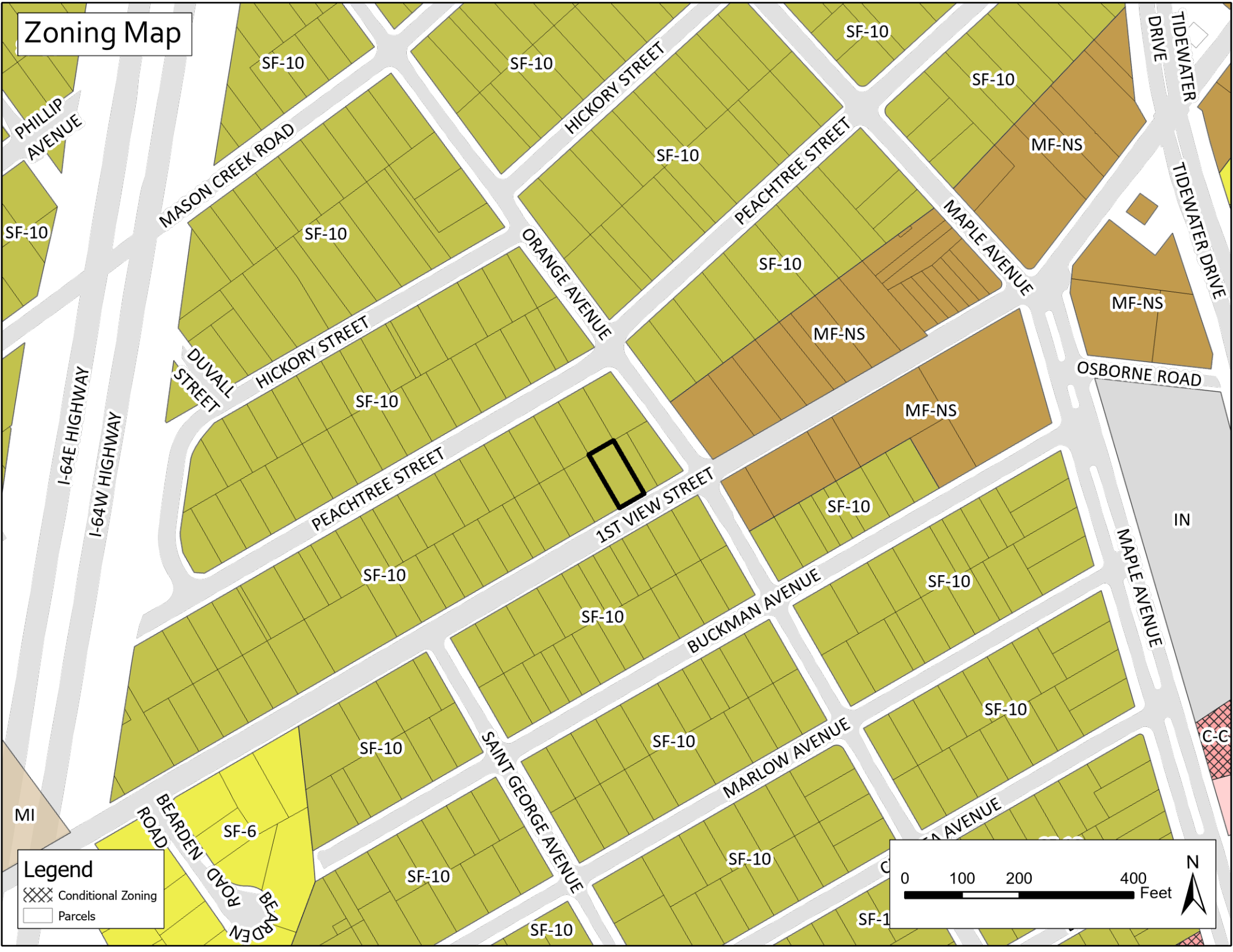


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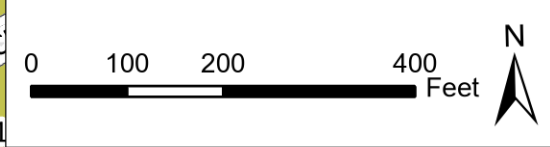


Zoning Map



Legend

- Conditional Zoning
- Parcels



Registered Short Term Rentals
January 11, 2022

1 mile buffer

Legend

Type of Registration

- CUP
- Voluntary

0 500 1,000 2,000 Feet





**APPLICATION
CONDITIONAL USE PERMIT
Short Term Rental
(Please print)**

Date 12/28/2021

DESCRIPTION OF PROPERTY

Address: 9287 1st View Street Norfolk VA 23503

Single Family Home or Multi-Family Building: Single Family

Proposed Use: Short term rental

Number of Dwelling Units: 1 Total Number of Bedrooms/Bedrooms per Unit: 2

Zoning: SF-10

Trade Name of Business (if applicable): Tru Property Solutions LLC

APPLICANT*

1. Name of applicant: (Last) Dean (First) Abbie (MI)

Mailing address of applicant (Street/P.O. Box): 9287 1st View Street

(City): Norfolk (State): VA (Zip Code): 23503

Daytime telephone number of applicant: 757 7974079

E-mail address: info@trupropertysolution.com

AUTHORIZED AGENT* (if applicable)

2. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City): (State): (Zip Code):

Daytime telephone number of applicant: Fax

E-mail address:

PROPERTY OWNER*

3. Name of property owner: (Last) Dean (First) Abbie (MI)

Mailing address of property owner (Street/P.O. box): 9287 1st View Street

(City): Norfolk (State): VA (Zip Code): 23503

Daytime telephone number of owner: 757 7974079

E-mail address: info@trupropertysolution.com

***(If applicant/agent/property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)**

CIVIC LEAGUE - BUSINESS ASSOCIATION - HOA INFORMATION

Civic League contact: Linda Miller Lindad63@cox.net Ed Miller via Ocean View Civic League Facebook

Date meeting attended/held: 12/27/2021 6:00pm Applicant Hosted Meeting

Local Business Association (if applicable) contact: Katie OVBA Secretary

Date meeting attended/held:

Home/Property/Condominium Owners Association (if applicable) contact:

Date meeting attended/held:

Ward/Super Ward information: WARD 5

CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Abbie Dean Sign:  12/28/207
(Property Owner) (Date)

Print name: Abbie Dean Sign:  12/28/207
(Applicant) (Date)

(If Applicable)

Print name: Sign: 
(Authorized Agent Signature) (Date)



Description of Operations Conditional Use Permit

Date: 12/28/2021

Trade name of business: Tru Property Solutions LLC

Address of business: Local office 239 Central Ave, Virginia Beach, VA 23462 Headquarters 9169 W State St #2006 Garden City ID 83714

Name(s) of business owner(s)*: Abbie Dean

Name(s) of property owner(s)*: Abbie Dean

Daytime telephone number (757) 7974079

*If business or property owner is partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

Standard Conditions for Short Term Rentals:

1. The property being rented for use as a Short-Term Rental is not be the owner's primary residence.
2. No rental activity may commence until the operator has received a Zoning Permit and a Business License.
3. This permit is valid for two (2) years.
4. The maximum occupancy of all guests is two (2) for each bedroom being provided.
5. Must provide off-street, paved parking spaces for guests. Parking on unimproved surfaces or City property is prohibited.
6. You are responsible for reporting and paying local transient occupancy and room taxes via your Business License. Business Licenses are renewed annually through the Commissioner of the Revenue.
7. If you are found to be non-compliant with one or more of the items necessary for registration, the following penalties apply:
 - a. First Instance: The City will issue a written notice warning of the violation, requiring corrective action within 14 days. If uncorrected at the end of this period, the violation will constitute a second instance of noncompliance.
 - b. For the second instance during any two-year period, your property will be suspended from the City STR Registry for four (4) months, during which time your property shall be considered unregistered.



Checklist – Conditional Use Permit

Item	Yes	No	Not Applicable (Staff to fill-out)	Comments
Required application fee, \$1,080.00	X			Submitted in person at front security desk on 12/28/2021
Pre-application meeting with Zoning Staff (At least 3 business days prior to deadline)	X			Held on 12/15/2021 2:00pm.
Has this proposal been coordinated with the appropriate Civic League(s) or a public meeting held?	X			Contacted CL on 12/6/2021 and was told they are not meeting. See attachment for details. 12/15/21 was granted approval to host virtual public meeting. Meeting held on 12/27/21 6:00pm. Linda Miller reached out at a later date with news that the CL will be hosting its first meeting in 1.5 years. I offered to still attend the meeting on 1/8/2022 4:30pm as a measure of good faith.
Has this application been coordinated with the Department of Transit? (757) 664-7300		X		12/15/21 during pre-application meeting was informed this is not applicable.
Has this application been coordinated with Recreation, Parks and Open Space (757)-441-2400?		X		12/15/21 during pre-application meeting was informed this is not applicable.
One 8½ x 14 inch or 11 x 17-inch scaled copy of a physical survey	X			Provided on 12/6/21 post initial meeting on 12/6/2021 at City Hall and can be found attached to this application.
One 8½ x 14 inch or 11 x 17-inch scaled copy of a conceptual site plan	X			Per recommendations given by joy.kirch-kelling@norfolk.gov on 12/15/2021 post pre-application meeting.
Signature of all property owners?	X			
Is property in an AICUZ? Clear zone/Accident Potential Zone (APZ)/Noise zone		X		Information provided by City of Norfolk AICUZ - Noise Levels GIS data
Is property within ½ mile of another locality, or 3,000 feet of a military installation?	X			Information provided by joy.kirch-kelling@norfolk.gov
Proof of all City taxes paid?	X			Information provided by City of Norfolk https://eservices.norfolk.gov/taxes.html#/ . Information attached.

Applicant Signature: [Redacted] *Abbie Dean*

Date: 12/28/2021

Staff Signature: [Redacted]

Date:

- c. For the third instance during any two-year period, the property shall be removed from the City STR Registry and shall be ineligible to be re-registered or otherwise authorized for use as a short-term rental unit for one (1) year.
8. Nothing in this permit shall be construed to supersede or limit contracts or agreements between or among individuals or private entities related to the use of real property, including recorded declarations and covenants, the provisions of condominium instruments of a condominium created pursuant to the Condominium Act (Va. Code § 55-79.39 et seq.), the declaration of a common interest community as defined in Va. Code § 55-528, the cooperative instruments of a cooperative created pursuant to the Virginia Real Estate Cooperative Act (Va. Code § 55-424 et seq.), or any declaration of a property owners' association created pursuant to the Property Owners' Association Act (Va. Code § 55-508 et seq.).
9. The short-term rental unit shall be made available to guests exclusively through the use of one or more online booking platforms that provide, at minimum, listing services throughout all of the United States. If the operator elects to list the property on more than one such platform, then the listing on each platform shall be identical with respect to the type of short-term rental being offered, the number of rooms available, the number of guests that may be hosted, and the areas of the property available to guests.
10. The operator shall conspicuously post on the interior of each rental unit and the exterior of the property a sign informing guests and neighbors of the name and phone number of an emergency contact person as well as the phone number of the City's 24-hour call center.

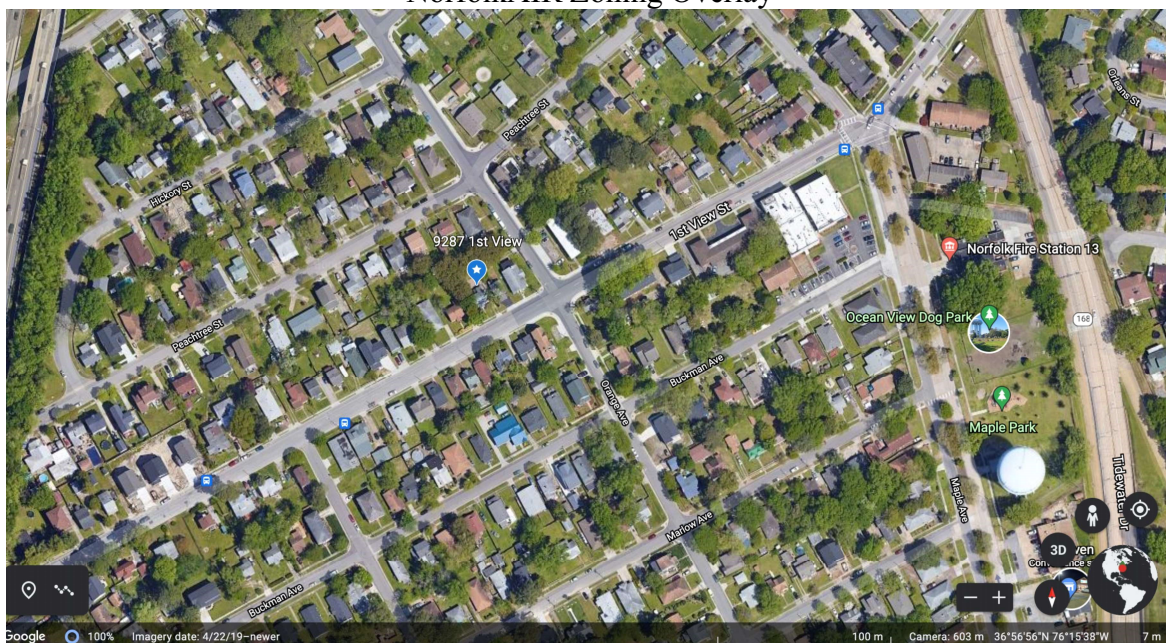
A rectangular box with a light blue background and a black border. Inside the box, the name "Abbie Dean" is written in a black, cursive script. To the left of the box, there is a small orange arrow pointing right towards the signature.

Signature of Applicant

Address: 9287 1st View Street Norfolk, VA 23503
Applicant: Abbie Dean, Tru Property Solutions LLC
Request: Conditional Use Permit Short Term Rental
Zoning: SF-10 Single Family



NorfolkAIR Zoning Overlay



Aerial View of Property

The request for a conditional use permit is to allow for an existing two-bedroom one-bathroom single family detached home to operate as a short-term rental. The application complies with the requirements of the Zoning Ordinance, aligns with PlaNorfolk2030, Vision 2100 and has received support from the local community and neighbors within 300 ft of 9287 1st View Street.

Found in 5-2 Enhancing Economic Vitality in paNorfolk2030, “Norfolk has a greater percentage of jobs in the services (including healthcare), federal civilian, and military employment sectors”. As expressed by market research in the area and resident of 9285 Buckman’s Letter there is a large need for short term rentals to support the military and travel nurses due to Covid-19. Hampton Roads is known for its military community and such community has voiced their concern and need for short term rentals when in the area for orders, training and when family visits. As outlined in paNorfolk2030 there is a direct need to support this community. It is to be noted short term rentals support a key economic issue outlined in paNorfolk2030, “Supporting or enhancing existing assets and competitive advantages, such as the military, port, university facilities, and the “renewable” labor force they represent, to maximize economic development potential”.

The application aligns with plaNorfolk2030 land use goal 1, “Ensure that the type and quality of land uses will complement or enhance the community’s physical characteristics”. Map LU-1 Future Land Use Map found in plaNorfolk2030 page 14 shows that the property is on the edge of single-family suburban and is surrounded by residential mixed, multifamily, open space/recreation and commercial land uses.

Map LU-3 found in plaNorfolk2030 page 16; Vision 2100 places the property in the purple vision area coined as the area for “Establishing Neighborhoods of the Future”. Found on page 42, Vision 2100 describes purple areas as “Norfolk’s neighborhoods of the future” and “Large portions of neighborhoods as diverse as Bayview, Fairmount Park, Broad Creek, Park Place, and East Beach are found in the purple areas”. As mentioned by Norfolk resident of 50 years, located at 9285 Buchman Ave (within 300 ft of applicant) “short term rentals such as Airbnb, VRBO are very useful, affordable and overall, more accessible”.

- **The name and phone number of a person to be contacted at any time to address emergencies or complaints about activity**
Abbie Dean, Tru Property Solutions 757-797-4079
- **Proof that a fire inspection of the property has been completed**
Proof attached to application
- **Proof of liability insurance covering accidental injury to a guest on the property up to a maximum cost not less than \$300,000.**
Proof attached to application


- **At least 3 Blink security cameras have been installed and shall remain in working condition while the property is rented. Recordings shall be stored for 30 days after a stay and can be made available upon request.**
- **Remote entry for all guests has been installed and access codes shall be changed between each stay.**
- **Trash bins will remain stowed behind a fence at least 4 ft in height shielded from public view.**
- **Darden & Sons LLC will remove solid waste generated by guests and never more than 36 hours after the last check out.**
- **Tru Property Solutions shall ensure that the site is always free of debris and trash.**
- **Tru Property Solutions shall always maintain the building and grounds in a safe and serviceable condition. Landscaping shall be tended and maintained in a healthy growing condition, kept free of trash and debris, and replaced when necessary.**
- **Tru Property Solutions will be using Minut, which monitors sound levels, and notifies when it detects noise above set dB. Minut also counts the number of mobile devices in the property, and alerts when that number rises, indicating a crowd may be assembling. The Minut sensor measures sound levels without recording or listening. Minut recommends a threshold of around 75 dB and a duration of 10 minutes to start with. They don't collect, store, or share any personal data. Minut suggest the following:**
 - **Normal conversation: 50-60 dB**
 - **Dinner party or loud TV: 60-70 dB**
 - **Party: 70-80 dB**
 - **Loud party: 80-90 dBo**

To: City of Norfolk Planning Commission and City Council
From: Neighbors of 9287 1st View St. Norfolk VA 23503, Norfolk Community Members and
Hampton Roads Community Members

Dear City of Norfolk,

Please find the following letters of recommendation and signatures attached supporting the approval of a conditional use permit for short term-rental at 9287 1st View Street.

To: City of Norfolk Planning Department, City of Norfolk Planning Commission and
City of Norfolk City Council

From: Sarah Martin 
7120 Galveston Blvd
Norfolk VA 23505

Date: December 22, 2021

RE: Short-term rental conditional use permit for Ms. Abbie L. Dean

I'm writing to you regarding the conditional use permit Ms. Abbie L. Dean is looking to obtain in order to operate a short-term rental in Ocean View. I have known Ms. Dean for five years and she has proven to be a valued member of the Norfolk community. As a civil engineering student at Old Dominion University, Ms. Dean upheld the highest standards of ethics and integrity and took on leadership roles throughout her student career.

As a student leader in engineering, Ms. Dean led service projects and student volunteer groups to tutor and lead robotics activities at Southside STEM Academy at Campostella. She was a peer mentor to women in engineering and maintained her personal academic standards while holding a paid internship for nearly 2 years

Ms. Dean was a Resident Advisor for more than two years and attended to the needs of Norfolk's collegiate residents while completing her Civil Engineering degree in the Batten College of Engineering and Technology.

Abbie Dean is responsible, active in the community through business and volunteering, and is a very hands-on owner. Ms. Dean is very invested in the success of her short-term rental and is very discerning in the operation of her property.

As a 30-year resident of Norfolk, I have been following the City's short-term rental discussions and we know that there are operators who are not in compliance with City ordinances or in possession of a legitimate permit. They are not invested in the local communities or the neighborhoods in which they operate. Ms. Dean seeks to move ahead with the City's permitting process and it is my belief that Ms. Dean is a very strong candidate for a conditional use permit.

Hello,

I am a neighbor of 9287 1st View St and have met with Abbie (owner who is applying for a short-term rental). As a neighbor who will be living right next to a short-term rental/Airbnb property I can say I am pleased to welcome this! I have lived next to 9287 1st View since 1995. I can say I am very excited and looking forward to this new beginning in Ocean View with more short-term rentals. Abbie has been open and forth coming regarding the short-term rental. She has answered every question I have had. Abbie has showed me the noise detection device that will make sure guest are not loud, house rules, security cameras and all the great improvements she has made to the property. Prior to Abbie the home was not taken care of, the owners didn't live in the state, and it was an eyesore. Since Abbie has bought the property, she has made drastic improvements to the property and has even helped me trim trees. One day Abbie stopped by to introduce herself and was even courteous enough to give me her direct contact information. If Ocean View truly wants to grow, bring in money then having owners and short-term rental operators like Abbie is the only way to do it correctly. I am sure there are plenty owners who have not gone to these lengths to be a good neighbor, host and operator.

9283 1st View St. Norfolk VA 23503

Alberto F. Equiza
Dec 22, 2021

From:
9285 Buckman Ave Norfolk VA 23503

To:
City of Norfolk Planning Department,
City of Norfolk Planning Commission and
City of Norfolk City Council

Dear City of Norfolk,

I write on behalf of Abbie Dean in support of the conditional use permit for a short-term rental located at 9287 1st View Street, Norfolk VA 23503. We strongly support this application and find short term rentals such as Airbnb, VRBO very useful, affordable and overall more accessible compared to a hotel. In addition, this area has a large need for short term rentals due to military members and being a beach community.

Sincerely,

Margaret Baer

Norfolk resident signatures whom support a conditional use permit for short term rentals at 9287 1st View St.

Name	City	State	Postal Code	Country	Signed On
Bari Edgehill	Norfolk	VA	23505	US	2021-12-21
Erykah Patton	Norfolk	VA	23505	US	2021-12-21
Torrie Creamer	Norfolk	VA	23505	US	2021-12-21
Jaylan Parker	Norfolk	VA	23505	US	2021-12-21
Mate'a Tindal	Norfolk	VA	23505	US	2021-12-21
Montavius Gatlin	Virginia Beach	VA	23455	US	2021-12-21
Khailek Brown-Ward	Norfolk	VA	23503	US	2021-12-21
Brandi Ramsey	Norfolk	VA	23503	US	2021-12-21
Devon Moore	Norfolk	VA	23503	US	2021-12-21
Jacoby Hicks	Norfolk	VA	23503	US	2021-12-21
Danielle Carter	Norfolk	VA	23503	US	2021-12-21
Mikayla Jenkins	Newport News	VA	23602	US	2021-12-21
Anna Zebley	Norfolk	VA	23503	US	2021-12-21
Mystique Owens	Norfolk	VA	23503	US	2021-12-21
kayla frison	Norfolk	VA	23503	US	2021-12-21
Trishina Crawley	Norfolk	VA	23503	US	2021-12-21
Ryan Dean	Norfolk	VA	23503	US	2021-12-21
Brian Foster	Norfolk	VA	23508	US	2021-12-21
Patricia Johnson	Norfolk	VA	23503	US	2021-12-21
Jimp Rivello	Norfolk	VA	23464	US	2021-12-21
Joy Newby	Norfolk	VA	23503	US	2021-12-21
Leisa Johnson	Norfolk	VA	23503	US	2021-12-21
Annala Burno	Norfolk	VA	23503	US	2021-12-21
Douglas Bradshaw	Norfolk	VA	23503	US	2021-12-22
maiya pencile	Norfolk	VA	23503	US	2021-12-22
Tionne Fraierson	Norfolk	VA	23503	US	2021-12-22
Raymon Hicks	Norfolk	VA	23503	US	2021-12-22
Whitney Allen	Norfolk	VA	23503	US	2021-12-22
Kinnicko Robinson	Virginia Beach	VA	23464	US	2021-12-22
Bonnie Lee Miley	Chesapeake	VA	23321	US	2021-12-22
Kedeisha Moody	Norfolk	VA	23508	US	2021-12-26

Michael Jolly	Norfolk	VA	23508	US	2021-12-27
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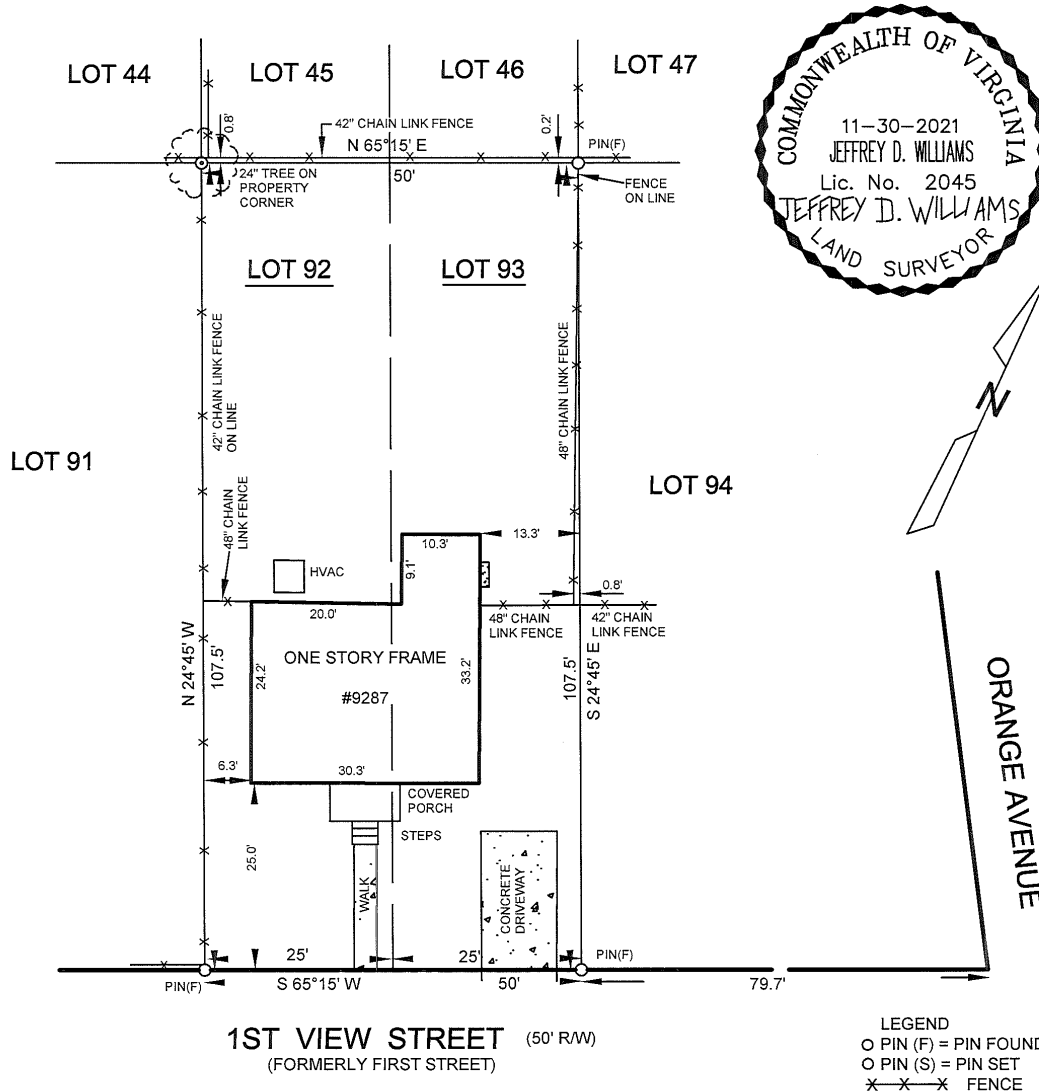
THIS SURVEY IS BASED ON A PLAT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF CHESAPEAKE, VIRGINIA IN DEED BOOK 297, PAGE 536.

THIS IS TO CERTIFY THAT I, ON NOVEMBER 30, 2021 SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDINGS ARE AS SHOWN ON THIS PLAT.

THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY, EXCEPT AS SHOWN.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY OR MAY NOT SHOW ALL MATTERS OF TITLE AFFECTING PROPERTY SHOWN HEREON.

PROPERTY APPEARS TO FALL WITHIN ZONE X (UNSHADED) (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM MAP FOR THE CITY OF NORFOLK, VIRGINIA, MAP NUMBER 5101040009H, DATED FEBRUARY 17, 2017.



PHYSICAL SURVEY
OF
LOTS 92 AND 93, BLOCK B, WILLOUGHBY BOULEVARD COTTAGE CORPORATION
(D.B. 297, P. 536-PLAT-CHESAPEAKE, VA.)
NORFOLK, VIRGINIA
FOR
ABBIE L. DEAN

SCALE : 1" = 20'

NOVEMBER 30, 2021

ROUSE-SIRINE ASSOCIATES, LTD.

LAND SURVEYORS, MAPPING CONSULTANTS & S.U.E. QUALITY LEVELS "A-D"
www.rouse-sirine.com

333 OFFICE SQUARE LANE
VIRGINIA BEACH, VIRGINIA 23462
TEL.(757)490-2300
FAX:(757)499-9136

1311 JAMESTOWN ROAD
SUITE 103
WILLIAMSBURG, VIRGINIA 23185
TEL.(757)903-4695



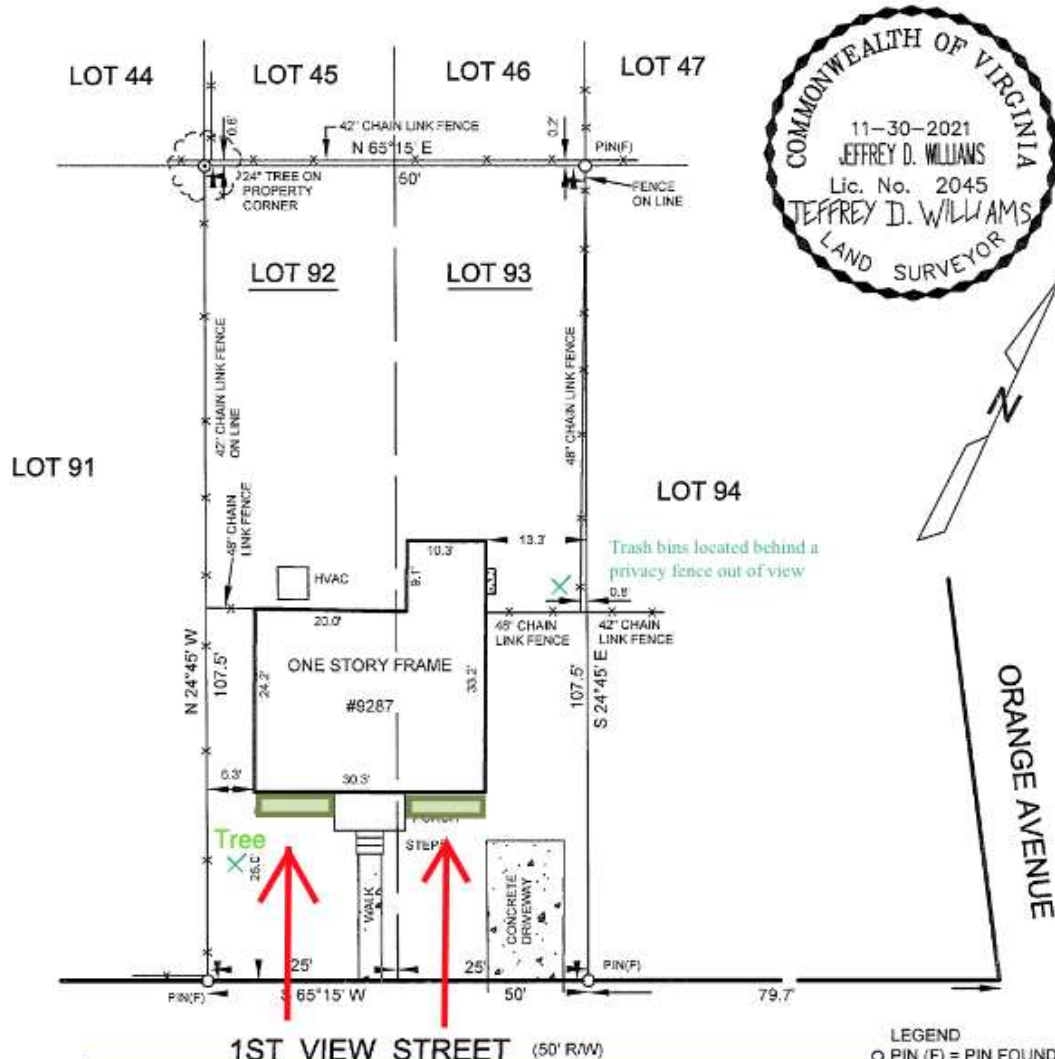
THIS SURVEY IS BASED ON A PLAT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF CHESAPEAKE, VIRGINIA IN DEED BOOK 297, PAGE 538.

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Foundation planting a minimum of 3ft. wide planted with a continuous row of Inkberry holly (*Ilex glabra*) and/or Dwarf Yaupon holly (*Ilex vomitoria*)

One tree planted in the front yard chose from the follow species

Black tupelo (*Nyssa sylvatica*)
Eastern red cedar (*Juniperus virginiana*)
Loblolly pine (*Pinus taeda*)
American holly (*Ilex opaca*)
Live oak (*Quercus virginiana*)
Southern magnolia (*Magnolia grandiflora*)

LEGEND
O PIN (F) = PIN FOUND
PIN (S) = PIN SET
X-X FENCE

SCALE: 1" = 20'

NOVEMBER 30, 2021

ROUSE-SIRINE ASSOCIATES, LTD.

LAND SURVEYORS, MAPPING CONSULTANTS & S.U.E. QUALITY LEVELS "A-D"
www.rouse-sirine.com

333 OFFICE SQUARE LANE
VIRGINIA BEACH, VIRGINIA 23462
TEL.(757)490-2300
FAX:(757)499-9136

1311 JAMESTOWN ROAD
SUITE 103
WILLIAMSBURG, VIRGINIA 23185
TEL.(757)903-4695

Neighborhood Meeting Notice

Subject Site: 9287 1st View Street, Norfolk VA 23503

Meeting to be held:

Date: Monday, December 27

Location: Virtual Public Neighborhood Meeting

Monday, December 27 · 6:00 – 7:00pm

Google Meet joining info

Video call link: <https://meet.google.com/izg-wrsx-suz>

Time: 6:00 – 7:00pm

Request: Conditional Use Permit Short-Term Rental

This notice of a public meeting to be held by an applicant (in accordance with Section 2.3.2.B(2)(b)(ii)(B) of the *Norfolk Zoning Ordinance*) regarding an item to be heard by the City Planning Commission.

Notice for Virtual Public Neighborhood Meeting

This public notice of an Applicant-Hosted Neighborhood Meeting is being mailed to you in accordance with **Section 2.3.2.B(2)(b)(ii)(B)** of the *Zoning Ordinance*, because property that you own or represent is located within 300 feet of a site, 9287 1st View Street that is subject to a pending land-use application before the Norfolk City Planning Commission.

A public neighborhood meeting will be held on Google Meet at 6:00p.m. on December 27th. The purpose of this meeting is to present information and seek input from the public, regarding a pending application before the City Planning Commission; 9287 1st View Street a Condition Use Permit to operate a short-term rental.

You can join the meeting using the information below:

Virtual Public Neighborhood Meeting
Monday, December 27 · 6:00 – 7:00pm
Google Meet joining info

Video call link: <https://meet.google.com/izq-wrsx-suz>

For questions, please contact: Abbie Dean at 757-797-4079

Meeting Minutes

Subject Site: 9287 1st View Street Norfolk VA 23503

Request: Conditional Use Permit Short Term Rental

A public meeting was held on Monday, December 27th 2021 at 6:00 pm via Google meet. Notice of the meeting was sent to the neighborhood, all addresses within 300 feet, and posted on the subject site at least 10 days in advance. Out of good faith the Ocean View Civic League was invited as well.

In attendance:

Abbie Dean (Host)

Tobiah Bembridge (Assistant)

Proceedings:

The meeting started at 6:00pm. There was only the host Abbie and her assistant on the call by 6:15pm. We decided to wait for 15 minutes to see if anyone would show. After waiting for 20 minutes Abbie begins to go through the presentation that was planned for the meeting. A recording is available upon request. The presentation concluded around 6:25pm.

Meeting Adjourned:

The meeting was adjourned around 6:30pm.

Neighborhood Meeting Notice

Subject: S160-1227 17 Vase Street, Norfolk VA 23502
Meeting to be held:
Date: Monday, December 27
Location: Virtual Public Neighborhood Meeting
Monday, December 27, 6:00p - 7:00pm
Google Meet joining info:
Video call link: <https://meet.google.com/ha-wc-ia-aa>
Phone call: 1-800-759-0909
Request: Conditional Use Permit Short-Term
Rental
This notice of a public meeting to be held by an
applicant in accordance with Section
2.3.2.B(2)(b)(iii) of the Norfolk Zoning
Ordinance) regarding an item to be heard by the
City Planning Commission.



Norfolk Fire Marshal's Office
100 Brooke Ave
Suite 400
Norfolk, Virginia 23510
757 664-6604 Fax 441-2537

December 1, 2021

Air BNB- 9287 First View St
9287 1ST VIEW ST
NORFOLK, VA 23503

Congratulations, an inspection or reinspection of your structure / facility on Dec 1, 2021 revealed no violations or all violations have been corrected.

NOTE: Each business inspected will receive a bill based upon square footage. If any violations are found, a re-inspection will be scheduled with no fee incurred. Any additional re-inspections for uncorrected violations during thee re-inspection will incur an additional fee of \$50 per re-inspection.

Any person may appeal a decision of the fire official concerning the application of the SFPC to the Fire Chief (City Code section 17.1-44(2)) and then to the BFPCA (SFPC section 112).

A handwritten signature in black ink, appearing to be "B. Pallett", written over a horizontal line.

21234 BENJAMIN PALLETT
Inspector

A handwritten signature in black ink, appearing to be "Dean", written over a horizontal line.

Dean

Baez Revocable Living Trust
9285 Buckman Ave
Norfolk VA 23503-4263

Cabales, Flora M
5821 Bradley Ave
Norfolk VA 23518-5745

Prutsman, Richard J Et Al Trs
580 Ingram Rd
Virginia Beach VA 23452

Alexander, David M & Mary H Revoc
Trust Agreement
9273 1st View St
Norfolk VA 23503-4225

Campbell, Malika Bella
9281 Peachtree St
Norfolk VA 23503-3335

Capital Associates
702 Redgate Ave Unit 4
Norfolk VA 23507-1626

Capital Associates
702 Redgate Ave Apt 4
Norfolk VA 23507-1626

Capital Associates
702 Redgate Ave Apt 4
Norfolk VA 23507-1626

Asher, Nathan & Sara
9269 1st View St
Norfolk VA 23503-4225

Sherpa, Derek Namkha
9284 Peachtree St
Norfolk VA 23503-3336

English, Janie M
9301 Peachtree St
Norfolk VA 23503-3301

Mcgrath, Christopher K & Jessica H
9289 Buckman Ave
Norfolk VA 23503-4263

Thom, Gilbert R
217 Orange Ave
Norfolk VA 23503-3333

Jp Morgan Chase Bank As Trustee
4 New York Plz Lbby 6
New York NY 10004-2477

Ramos, Josefa & Jose
9290 1st View St
Norfolk VA 23503-4265

Rogers, Dennis Michael
8408 Larrymore Ave
Norfolk VA 23518

Suire, Amanda M
9310 Peachtree St
Norfolk VA 23503-3302

Armantrout, Christopher
225 Orange Ave
Norfolk VA 23503-3358

Rogers, James A Jr & Deborah Ann K
9274 Peachtree St
Norfolk VA 23503-3336

Cabales, Flora M
5821 Bradley Ave
Norfolk VA 23518-5745

Baker, John M
9289 1st View St
Norfolk VA 23503-4225

Dean, Abbie L
9287 1st View St
Norfolk VA 23503-4225

Baggett, Donna Marie
9268 1st View St
Norfolk VA 23503-4265

Velez, Miguel A
9281 1st View St
Norfolk VA 23503-4225

Nigri, Brandon R
9268 Peachtree St
Norfolk VA 23503-3336

Thom, Roshana
218 Orange Ave
Norfolk VA 23503-3334

Jones, Jerry D Et Al
1900 Tulane Rd
Norfolk VA 23518

Osbon, Walter Lee
9289 Peachtree St
Norfolk VA 23503-3335

Osbon, Walter Lee
9289 Peachtree St
Norfolk VA 23503-3335

Otto, Phillip C
9277 Peachtree St
Norfolk VA 23503-3335

Rawson, Richard J & Ellen L
9290 Peachtree St
Norfolk VA 23503-3336

Medina, Louis A
9275 Buckman Ave
Norfolk VA 23503-4263

Heflin, Aubrey & Barbara
1416 W Ocean View Ave
Norfolk VA 23503-1015

Woods, Toni L & Shelley J
152 Beech St
Dover TN 37058-3401

Fields, Martin J & Bridget E
9271 Buckman Ave
Norfolk VA 23503-4263

Conlin, Michael T & Sophie A
9248 1st View St
Norfolk VA 23503-4238

1st View Apts, Llc
515 Craford Pl
Portsmouth VA 23704-2405

Zolman, Troy A & Ariel T
9301 Buckman Ave
Norfolk VA 23503-4205

Jebam, Llc
1507 E Bayview Blvd Ste B
Norfolk VA 23503-3250

Bowen, Margaret Montesanti
9304 Peachtree St
Norfolk VA 23503-3302

Schaffner, Dan & Rebecca
9267 1st View St
Norfolk VA 23503-4225

Cocherell, Deborah
9272 1st View St
Norfolk VA 23503-4265

Kamal, Ashley
9291 1st View St
Norfolk VA 23503-4225

Goldie, Evelyn Q
9293 Buckman Ave
Norfolk VA 23503-4263


Cole, Charlotte
9280 Peachtree St
Norfolk VA 23503-3336

Erguiza, Alberto F & Marilyn M
9283 1st View St
Norfolk VA 23503-4225

Fincham, Robert E & Isobel A
9285 Peachtree St
Norfolk VA 23503-3335

Goldie, Evelyn Et Al
9293 Buckman Ave
Norfolk VA 23503-4263

Calcagni, Dante & Crista Margaret
9280 1st View St
Norfolk VA 23503-4265

Archived: Friday, February 18, 2022 4:41:28 PM
From: [Williams, Sherri](#)
Sent: Tuesday, January 11, 2022 7:33:10 PM
To: [Smigiel, Thomas](#) [McClellan, Andria](#) [Edward Miller Ortiz, Reynald](#)
Cc: [Brennan, Robert](#)
Subject: New Planning Commission Items- 9287 1st View Street
Importance: Normal
Sensitivity: None
Attachments:
[Application.pdf](#) 

Attached please find the following information tentatively scheduled to be heard at the February 24, 2022 Planning Commission public hearing:

TRU PROPERTY SOLUTIONS, LLC, for a Conditional Use Permit to operate a Short-Term Rental Unit (Vacation Rental) at 9287 1st View Street.

The purpose of this request is to allow the single family home to operate as a Short-Term Rental Unit.

Staff contact: Robert Brennan at (757) 620-5911, Robert.Brennan@norfolk.gov

Thank You

Sherri Williams
City Planner I – City Clerk

Planning Department
810 Union Street | Suite 508
Norfolk, VA 23510
(757) 664-6771 office | (757) 618-5720 cell

Connect with us:
www.norfolk.gov



Brennan, Robert

From: Mcdonald, Earnest Reidie CIV USN NAVFAC MIDLANT NOR (USA)
<earnest.r.mcdonald.civ@us.navy.mil>
Sent: Thursday, February 3, 2022 9:56 AM
To: Brennan, Robert
Subject: Re: Notice of Conditional Use Permit Application at 9287 1st View Street

*** This is an EXTERNAL email. Please exercise caution. ***

Mr. Brennan,

Thank you for the follow-up. I will socialize the request with Installation Command and await your staff report; given the established pattern of land use and the CUP's distance from the installation, I don't expect any concerns or objection to this application.

Regards,
Earnest/CPLO
JEBLCFS

From: Brennan, Robert <Robert.Brennan@norfolk.gov>
Sent: Thursday, February 3, 2022 9:49 AM
To: Mcdonald, Earnest Reidie CIV USN NAVFAC MIDLANT NOR (USA) <earnest.r.mcdonald.civ@us.navy.mil>
Subject: [URL Verdict: Neutral][Non-DoD Source] RE: Notice of Conditional Use Permit Application at 9287 1st View Street

Good morning,

I will be going out to the site today to verify that everything looks okay, but staff will likely be recommending approval of this application. I will let you know if the recommendation changes. I can also send you the staff report when it's available.

Thanks,
Rob Brennan
Planner I


Planning Department
810 Union Street
Norfolk, VA 23510
757-620-5911

From: Mcdonald, Earnest Reidie CIV USN NAVFAC MIDLANT NOR (USA) <earnest.r.mcdonald.civ@us.navy.mil>
Sent: Thursday, February 3, 2022 9:16 AM
To: Brennan, Robert <Robert.Brennan@norfolk.gov>
Subject: Re: Notice of Conditional Use Permit Application at 9287 1st View Street

*** This is an EXTERNAL email. Please exercise caution. ***

Mr. Brennan,

Thank you for forwarding notification of the proposed short-term rental CUP. Can you provide staff's recommendation on the request?

Regards,
Earnest/CPLO
JEBLCFS

From: Brennan, Robert <Robert.Brennan@norfolk.gov>
Sent: Monday, January 31, 2022 10:14 AM
To: earnest.mcdonald@navy.mil <earnest.mcdonald@navy.mil>
Subject: [URL Verdict: Neutral][Non-DoD Source] Notice of Conditional Use Permit Application at 9287 1st View Street

Good Morning Mr. McDonald,

My name is Rob Brennan, I work under Susan Pollock in the Norfolk Planning Department.

There is an item set to appear before the City Planning Commission on February 24th that is within 3,000 feet of Naval Base Norfolk. The applicant is requesting to operate a short-term rental (an Airbnb) at the existing two-bedroom home at [9287 1st View Street](#).

I have attached a letter that provides more detail on the request, as well as the complete application. Please let me know if you have any questions, comments, or concerns regarding this application.

Thanks,
Rob Brennan
Planner I


Planning Department
810 Union Street
Norfolk, VA 23510
757-620-5911